


# SIGNATURE

## NORTH EAST

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 St. Vincents Way, Whitley Bay NE26 1HS

# St. Vincents Way, Whitley Bay NE26 1HS

**Asking Price**  
**£415,000**

Signature North East is delighted to welcome to the market this charming three-bedroom semi-detached home, located in the highly sought-after area of Whitley Bay. Ideally situated, this property is just a short stroll from the beautiful beach, with Whitley Lodge shops close by for convenience. Families will also benefit from being only a five-minute drive to Whitley Bay town centre and Whitley Bay High School, making this a fantastic location for a variety of lifestyles.

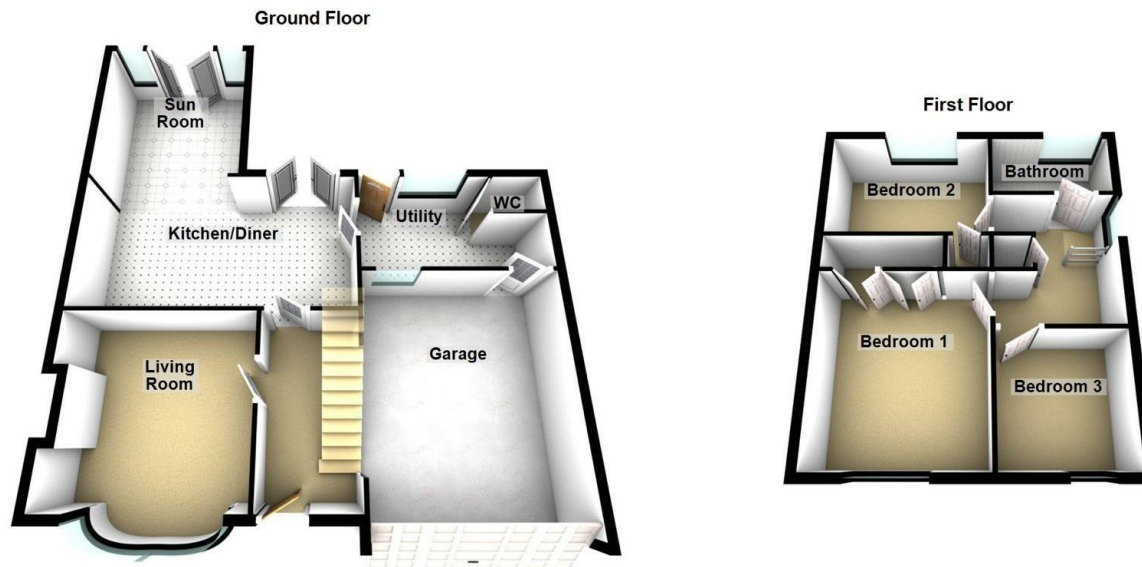
Upon entering, you are greeted by a central hallway that leads into a spacious living room, offering ample space for the desired furnishings. A large bay window fills the room with natural light, while a log burner adds a warm and welcoming focal point. To the rear, the open-plan kitchen and dining area provides an excellent hub of the home, perfectly suited for both everyday meals and entertaining. The kitchen is equipped with a range of stylish wall and base units, enhanced by sleek countertops, and enjoys direct access to the rear garden via elegant French doors. Adjoining the kitchen/diner is a bright sun room, complete with skylight and double doors to the garden, creating a wonderful indoor-outdoor connection. Completing the ground floor is a utility room, W.C, and internal access to the garage.

To the first floor, you will find three generously sized bedrooms, each easily accommodating a double bed alongside additional furnishings. The principal bedroom is enhanced by fitted wardrobes, offering excellent storage. Completing this level is the family bathroom, which comprises a bathtub with overhead shower, hand basin, and W.C.

Externally, this property boasts a sizeable rear garden, laid to lawn and further enhanced by a patio area and pergola, making it an ideal space for outdoor furniture and relaxation. To the front, there is a driveway providing off-street parking for two vehicles, in addition to the garage for further storage or parking options.



# PROPERTY FLOORPLAN



Total area: approx. 135.6 sq. metres (1459.3 sq. feet)

## Measurements:

Living Room  
12'8" x 13'3"

Kitchen / Diner  
10'4" x 20'3"

Sun Room  
12'1" x 11'5"

Utility  
7'4" x 13'10"

WC  
3'7" x 2'10"


Bedroom One  
12'6" x 11'3"

Bedroom Two  
9'2" x 11'6"

Bedroom Three  
8'3" x 8'8"

Bathroom  
5'4" x 8'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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